



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
APRIL 20, 2006  
APPROVED**

**PRESENT:** Jeremy Jones, Vice Chairman  
David Barnett, Commissioner  
E.L. Cortez, Design Member  
Michael D'Andrea, Development Member  
Kevin O'Neill, Development Member  
Michael Schmitt, Design Member

**ABSENT:** Robert Littlefield, Chairman

**STAFF:** Kim Chafin  
Tim Curtis  
Lusia Galav  
Don Hadder  
Greg Williams

**CALL TO ORDER**

The regular meeting of the Scottsdale Development Review Board was called to order by Vice-Chairman Jones at 1:06 p.m.

**OPENING STATEMENT**

Vice-Chairman Jones read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**EXECUTIVE SESSION**

**BOARD MEMBER CORTEZ MOVED TO RECESS INTO EXECUTIVE SESSION FOR DISCUSSION AND CONSULTATION WITH LEGAL COUNSEL FOR LEGAL ADVICE REGARDING SAINT PATRICK'S CHURCH OFFICE BUILDING, CASE NUMBER**

**APPROVED 5/04/2006 - bdf**

**118-DR-2005. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED BY A VOTE OF FIVE (5) TO ONE (1). COMMISSIONER BARNETT DISSENTED.**

### **RECESS TO EXECUTIVE SESSION**

NOTE: A.R.S. 38-431.03.(B), provides that the minutes of or discussions made at the executive session shall be kept confidential except from the members of the public body which met in the executive session, from officers, appointees or employees who are the subject of discussion for consideration pursuant to 38-431.03(A)(1), and from the auditor general on a request made in connection with an audit authorized as provided by law. The public body shall instruct persons who are present at the executive session regarding the confidentiality requirements of this article.

### **MINUTES APPROVAL**

1. April 6, 2006 DRB Study Session Minutes
2. April 6, 2006 DRB Regular Meeting Minutes
3. April 6, 2006 DRB Retreat Minutes

Vice-Chairman Jones noted a spelling error on item one Arizona Bridge and Canal improvements, in the third paragraph, the word "altercations" should be "alterations."

**BOARD MEMBER SCHMITT MOVED TO APPROVE THE APRIL 6, 2006 STUDY SESSION, REGULAR SESSION, AND RETREAT MINUTES WITH THE NOTED CORRECTION. SECONDED BY BOARD MEMBER CORTEZ, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).**

### **CONTINUANCES**

4. 11-PP-2005                      Arroya Bonita
5. 51-DR-1999#2                Landmark Pentecostal Church

**COMMISSIONER BARNETT MOVED TO MOVE 11-PP-2005, ARROYA BONITA, AND 51-DR-1999#2, LANDMARK PENTECOSTAL CHURCH, TO A DATE TO BE DETERMINED. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).**

### **CONSENT AGENDA**

**BOARD MEMBER CORTEZ MOVED TO RELOCATE ITEM 7, 25-PP-2004, INCLUDING THE AMENDED STIPULATIONS FROM THE REGULAR AGENDA TO THE CONSENT AGENDA. SECONDED BY BOARD MEMBER O'NEILL, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).**

6. 96-DR-2005 Wilshire Villas Condominiums
7. 25-PP-2004 Redbird Property

**BOARD MEMBER CORTEZ MOVED TO APPROVE ITEM 96-DR-2005 AND 25-PP-2004 INCLUDING THE AMENDED STIPULATIONS. SECONDED BY BOARD MEMBER O'NEILL, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).**

### **REGULAR AGENDA**

8. 118-DR-2005 Saint Patrick's Church/Office Building

Mr. Curtis addressed the Board. Highlights of his presentation included an aerial photograph and a site plan. He noted that the Applicant and the neighbors had reached an agreement on issues pertaining to the function and the appearance of the church, many of which were included as stipulations. He noted that access would be to the rear of the property with the parking lot in the center. Key changes included an agreement to an eight foot wall in the rear of the property and an agreement that any proposed covered parking in the rear would come back to the Development Review Board for a separate review and approval.

In response to a question by Board Member O'Neill regarding the connection from the current parking lot to the site going through a retention area, Mr. Curtis explained that there would be some modification to the existing site to accommodate the proposal; details have not been worked out yet. Part of the master plan is to connect the two properties in terms of a lot tied to a land assemblage so it will be one property.

In response to a question by Board Member O'Neill regarding stipulations on the original case requiring a return to the Development Review Board for approval of site plan or landscape plan changes, Mr. Curtis explained that it would be a relatively minor change that could be handled administratively.

Chairman Jones clarified that present procedural changes would allow for smaller cases to be handled by staff, although if there were a special interest the item could be brought back to the Board.

Board Member D'Andrea inquired whether samples of the stone and paint colors were part of the submittal. Mr. Curtis noted that there were callouts and a reference to Dunn Edwards paint colors, and the Applicant would have more detail.

Brian Cassidy, architect for the project addressed the Board. In response to an earlier inquiry, Mr. Cassidy explained that a complete preliminary drainage plan was submitted in December which showed how the driveway would be tied across the corner of the church which is the current retention basin. He mentioned that a complete color sample board had been submitted to Al Ward in December and noted that a callout of all of the prime colors for the project was included on the elevation.

In response to an inquiry by Board Member O'Neill, Mr. Curtis apologized that the color sample board had been misplaced.

Board Member O'Neill inquired whether any other consideration had been given to what would be the best approach to give a residential feel. Mr. Cassidy noted that during the negotiations with neighbors the idea of a circular driveway with a sidewalk and larger front entry was rejected because of a concern about people attempting to use the front door. The goal was to wall off the building with landscaping; the front door is a legal emergency exit only.

In response to an inquiry by Vice-Chairman Jones, Mr. Cassidy clarified that mail and deliveries would go to the new front door entrance to the main reception lobby. Mr. Joe Hernandez, facility manager, explained that the 84<sup>th</sup> Street address would be maintained and the Mercer address would not be advertised.

In response to an inquiry by Commissioner Barnett concerning police and fire services, Mr. Cassidy opined that during plan review the Fire Department would have a requirement for putting a number on the building to allow for identification when responding to an emergency.

Board Member O'Neill commented that they put an unfortunate design constraint upon themselves. He opined that it would have been better long term for the neighborhood for the building to have more of a residential appearance with some type of a residential front door appearance.

Vice-Chairman Jones noted that there were 21 non-speaking cards from people in favor of the project and 2 non-speaking cards from people opposed to the project because of concerns about traffic and parking issues. Four people requested to speak.

Robert LeBine, 8692 East Gail Road, addressed the Board. He noted that he and his wife believed the project would be beneficial to the neighborhood; they would be in favor of approval of the project.

Josef deGroot, East Gary Road, addressed the Board. He noted that the church had done a nice job of fitting in the neighborhood and they could be trusted to continue in that respect. He would be in favor of approval of the project.

Larry Heath, 8606 East Gail Road, addressed the Board. He noted that he was an integral part of the prior continuation and after a collaborative effort between the neighbors, the church, and the City, he was in favor of approval of the project. He stated that the absence of many of the neighbors involved in the collaborative effort was a demonstration of their approval of the project. Mr. Heath commented that the sign package the Board had requested of the church was beneficial.

Tami Harris, 7718 North Via DeFonda, addressed the Board. She noted that the church had tried to appease all of the neighbors' requests and noted she would be in favor of approval of the project.

Steve Macy, 10642 North 85<sup>th</sup> Place, addressed the Board. He noted that a consensus had been reached between the church and the neighbors and that the building will blend in well with the community. He expressed favor for approval of the project.

Commissioner Barnett commended and thanked the neighbors for taking the time and hard work and effort and energy to arrive at an agreement. He recognized that this was a project with many details that sparked emotional responses from those involved. He noted his support for the project.

**COMMISSIONER BARNETT MOVED TO APPROVE 118-DR-2005, THE SAINT PATRICK'S CHURCH/OFFICE BUILDING WITH THE ATTACHED STIPULATIONS. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).**

Ms. Galav reminded the Board that the next meeting on May 4, 2006, there would be a downtown tour scheduled, which would occur immediately after the regular meeting. After the tour there will be a continued discussion on downtown design held in the third floor conference room at One Civic Center.

Board Member O'Neill inquired about why the timing clock had not been used for the last several meetings. He requested that the small clock on the upper left be used at future meetings for timing, as opposed to the large one on the screen.

### **ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:00 p.m.

Respectfully submitted,  
AV-Tronics, Inc